

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2011-0025
ROW # 10562043
0209091903

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2005 E. 16th St

LEGAL DESCRIPTION: Subdivision – Habicht _____

Lot(s) 8 and the E 20' of lot 9 Block 10 Outlot 34 Division B

We, Adam Talianchich and Ashley Menger, on behalf of ourselves affirm that on February 1, 2011, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH X COMPLETE REMODEL MAINTAIN

The construction of a detached workshop providing a side-yard setback of two feet five inches (2'-5") on the west property line.

in a SF-3 district.

(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

It would be unreasonable to remove the entire structure or the western three feet of the structure.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

There were two survey stakes in the southwest corner of the lot. The correct survey stake was buried under a tree root. The incorrect survey stake was located three feet eleven inches (3'-11") west of the correct stake. The intent was to locate the structure six feet from the west lot line. Now, based on finding the correct survey stake it turns out that the structure is located two feet five inches from the west lot line.

The structure is a Quonset hut, consisting of a series of self supporting arches. Removing the western three feet of the structure will compromise the structural integrity of the arches.

- (b) The hardship is not general to the area in which the property is located because:

The survey stake issue is not general to the area. Normal lots don't have incorrect survey stakes.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

We have spoken with all adjacent neighbors and all are in favor of granting the variance (see attached). We informed the president of the Chestnut Neighborhood Association. He referred us to the Chestnut Neighborhood Planning Contact Team (CNPCT). We then spoke with the CNPCT. While the CNPCT has a strict policy of not supporting post construction variances, they said they would likely take a neutral stance and not oppose this variance.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

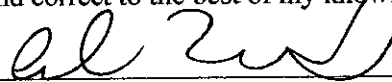
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1707 WALNUT AVE

City, State & Zip AUSTIN TX 78702

Printed ADAM B. TALIANCHICA Phone 512 300 5987 Date 2/14/11

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1707 WALNUT AVE

City, State & Zip AUSTIN, TX 78702

Printed ADAM TALIANCHUK Phone 512-300-5987 Date 2/14/11

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.



REQUIRED FINDINGS: All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.



BOARD OF ADJUSTMENTS

CASE#: C15-2011-0025
 LOCATION: 2005 E 16TH ST
 GRID: K23
 MANAGER: SUSAN WALKER

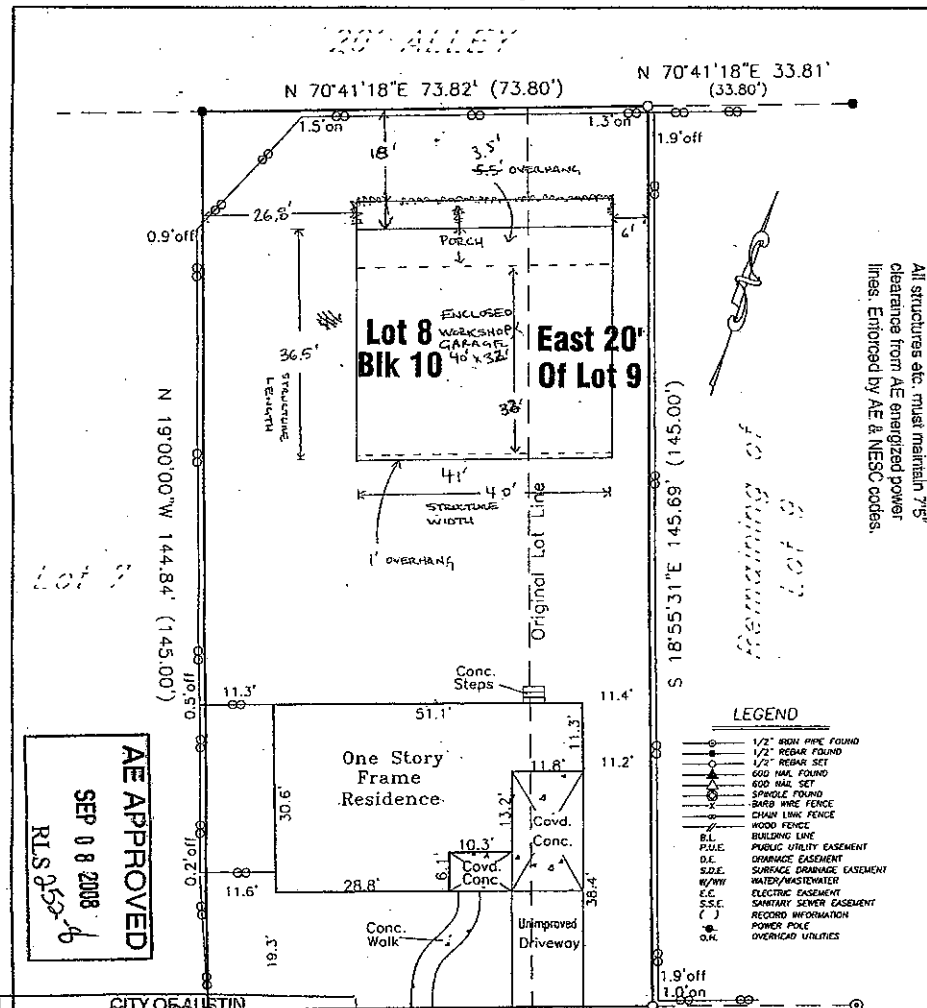


 SUBJECT TRACT
 ZONING BOUNDARY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPOSED



AE APPROVED
SEP 08 2008
RLS 052-b

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Watershed Protection & Development Review Department
By *[Signature]* Date *7/16/08*
This granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

EAST 16th STREET

*** LOT 8 AND THE EAST 20 FEET OF LOT 9**

HABICHT'S SUBDIVISION OF OUTLOT NO.34, DIVISION B

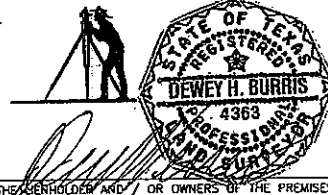
SUBMISSION: LOT: * BLOCK: 10 BOOK: VOLUME CABINET 1 PAGE: 42 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 2005 EAST 16th STREET

CITY: AUSTIN REFERENCE NAME: ADAM S. TALIANCHICH

B&G Surveying, Inc.
Victor M. Garza R.P.L.S.

Office 512*458-8969
Fax 512*458-9845
1404 West North Loop Blvd.
Austin, Texas 78756



THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOODPLAIN,
AND HAS A ZONE X RATING AS
SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP No. 480524
DATED: 6-16-03
This certification is for insurance purposes
only and is not a guarantee that this
property will or will not flood. Contact your
local floodplain administrator for the current
status of this tract.

DATE: 03-22-02
TITLE CO COMMONWEALTH
G.F. # 13373260
JOB. No. B0316202_TA
SCALE 1" = 20'
© 03-22-02

TO THE OWNER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO
COMMONWEALTH LAND TITLE INSURANCE COMPANY

I do hereby certify that this survey was this day made on the ground of the
property legally described hereon and that there are no visible boundary line
conflicts, encroachments overlapping of improvements, or roads in place,
except as shown hereon, and certifies only to the legal description and
easements shown on the referenced Title Commitment.

LALO_TBK		
FIELD WORK	JOHN S.	03-21-02
DRAFTING	LALO	03-22-02
FINAL CHECK		
CORRECTIONS		
UP DATE		

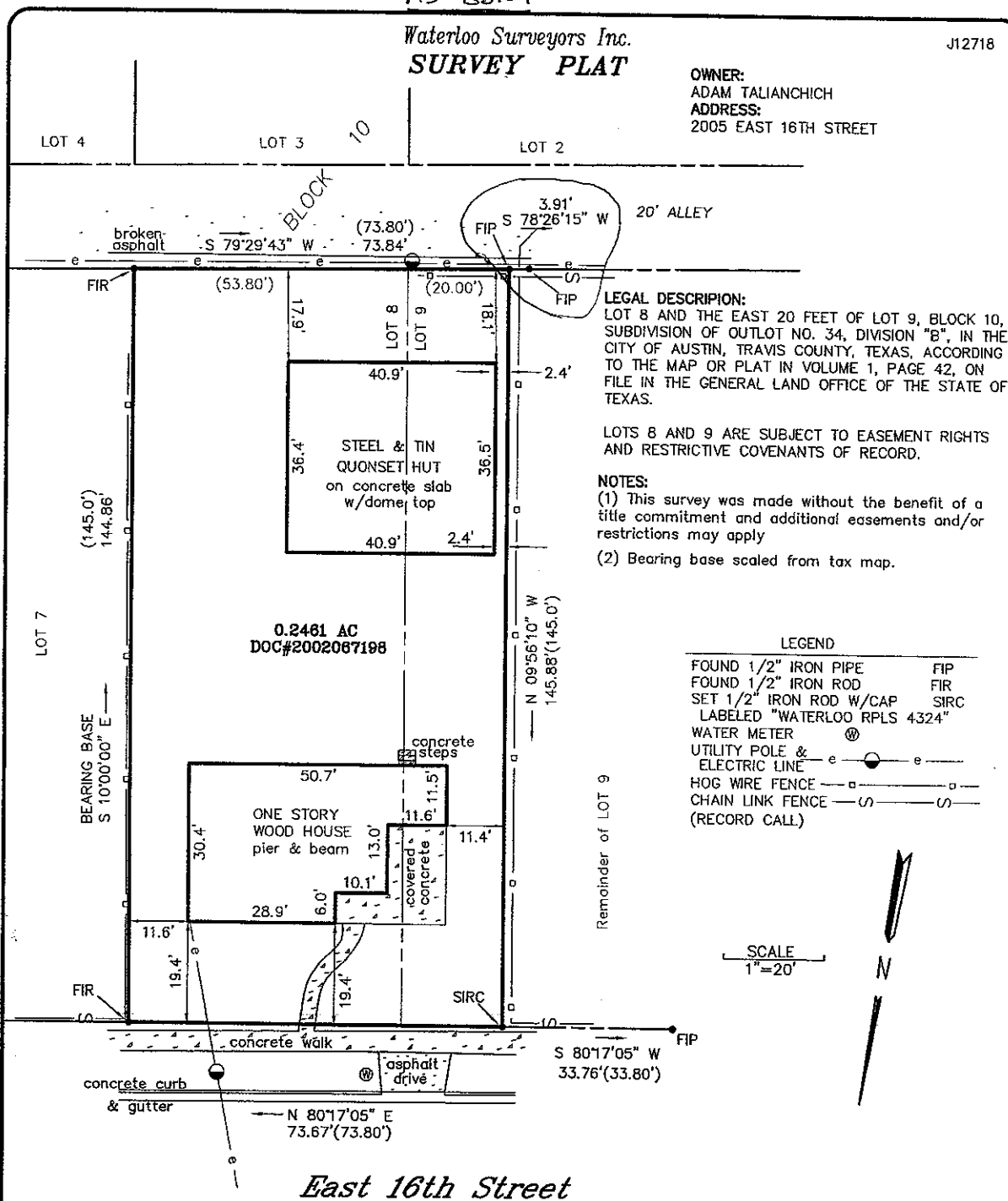
AS BUILT

Waterloo Surveyors Inc.

J12718

SURVEY PLAT

OWNER:
ADAM TALIANCHICH
ADDRESS:
2005 EAST 16TH STREET



State of Texas:
County of Travis:

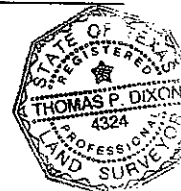
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

Dated this the 27TH day of OCTOBER, 201 0

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0465H

Zone: X Dated: SEPTEMBER 26, 2008

Thomas P. Dixon R.P.L.S. 4324





Austin's Community-Owned Electric Utility

City of Austin

Austin Energy

Town Lake Center • 721 Barton Springs Road • Austin, Texas 78704 - 1145

November 24, 2010

Mr. Adam Talianchich
1707 Walnut Avenue
Austin, Texas 78702

Re: 2005 E. 16th Street
Lot 8 and portion of Lot 9, Block 10 Habicht's Subdivision of Outlot No 34
Division B

Dear Mr. Talianchich:

Austin Energy (AE) has reviewed your application for the above referenced property requesting an as-built variance for a detached workshop. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6112.

Sincerely,

Christine Esparza
Public Involvement & Real Estates Services

Cc: Diana Ramirez and Susan Walker

Waterloo Surveyors Inc.
SURVEY PLAT

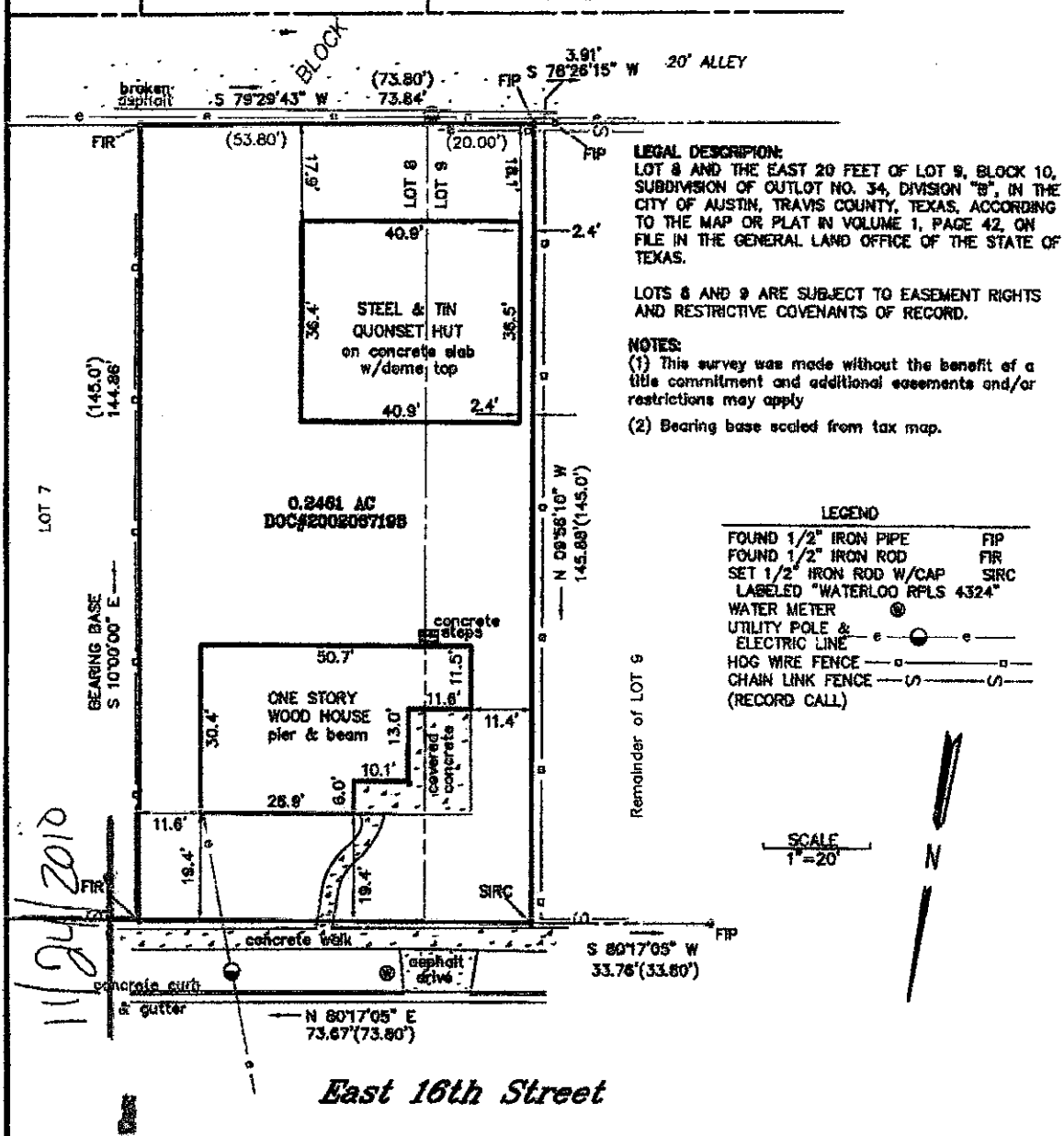
J12718

OWNER:
ADAM TALIANCHICH
ADDRESS:
2005 EAST 16TH STREET

LOT 4

LOT 3

LOT 2



LEGAL DESCRIPTION:
LOT 8 AND THE EAST 20 FEET OF LOT 9, BLOCK 10, SUBDIVISION OF OUTLOT NO. 34, DIVISION "B", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT IN VOLUME 1, PAGE 42, ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

LOTS 8 AND 9 ARE SUBJECT TO EASEMENT RIGHTS AND RESTRICTIVE COVENANTS OF RECORD.

NOTES:

- (1) This survey was made without the benefit of a title commitment and additional easements and/or restrictions may apply
- (2) Bearing base scaled from tax map.

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

Dated this the 27TH day of OCTOBER, 201 0

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 4845300483H

Zons: X Dated: SEPTEMBER 26, 2008

Thomas P. Dixon R.P.L.S. 4324



AUSTIN ENERGY HAS REVIEWED THIS PLAN FOR 2005 E. 16TH ST. APPROVAL/REPRODUCTION OF THIS PLAN IS NOT NECESSARY BEFORE THE BOARD OF ADJUSTMENT. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY AUSTIN ENERGY.

11/26/2010
AUSTIN ENERGY

2005 E. 16th STREET

VARIANCE REQUEST: EXPLANATION OF CIRCUMSTANCES

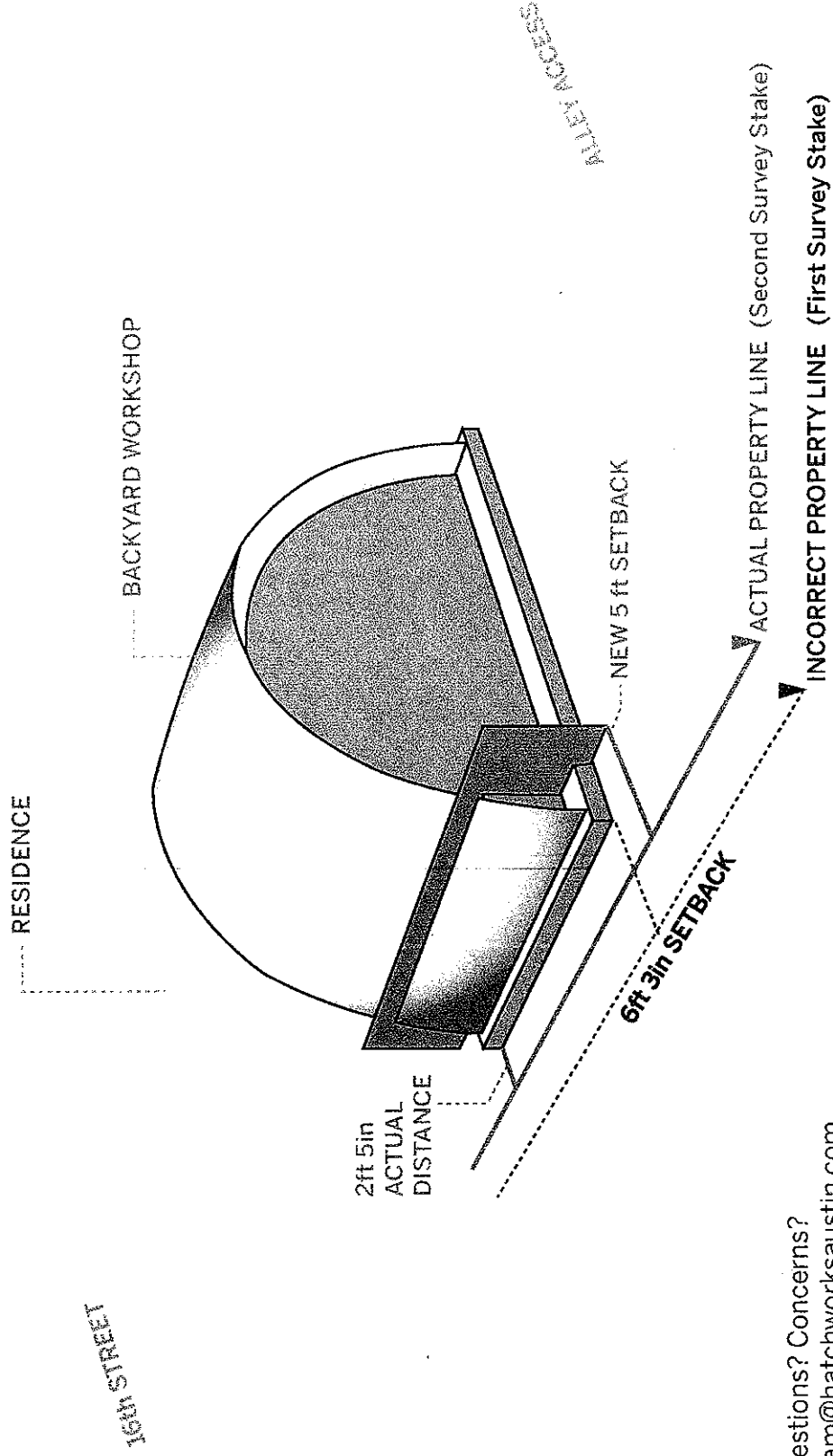
ADAM TALIANCHICH & ASHLEY MENDER

THE STORY

- City of Austin mandates a 5 ft sideyard setback
- We found the survey stake for the property line
- And set our structure back 6 ft 3in to be extra conservative

Months later....after construction,

- We discovered a second (correct) survey stake UNDER a tree root (!)
- The actual property line is now 4 ft closer than we thought
- Now our building is only 2ft 5in from the actual property line
- We need a Variance from the city in order to finalize our permit



Questions? Concerns?
adam@hatchworksaustin.com

Plat Map of neighbors in favor of 2005 E. 16th St. Quonset Hut variance

We took some time to talk to our neighbors, explain our situation and ask for their favor of a variance (Please see signature sheets enclosed). The following map is a summary of our results.

- In support of variance
- Neither object nor oppose
- Neither object, oppose or willing to sign
- Our property
- Unoccupied Home/ Empty Lot



1. Stephen Zabel & Antonia Gavrills
2. Tracy Bolan Rodriguez
3. Susan Wallace
4. Rachel Shanon
5. Amenity Appelwhite & Adam Jones
6. Hank J. Driggs
7. Michael Damal
8. Jake Gilleland
9. Larry Harkrider
10. Krissa Harkrider
11. Leslie Geller
11. Neal Turley & Gillan Taddine
12. Frank Cheff
13. Gary Price
14. Nicholas Tragus
15. Noah Leal
16. Nicholas Samarin & Becki Meier
17. Lucille Otems
18. Michael Johnson
19. Kay Lindquist

Variance Request

Adam Taliachich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Stephen J. Zabel (print name)



Support the variance

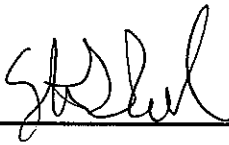


Am not in support or opposition of the variance



Oppose the variance

X



(Signature)

12/12/10 (Date)

Address

2005 E. 16th Austin, TX 78702

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Antonia Garvili's (print name)



Support the variance



Am not in support or opposition of the variance



Oppose the variance

X  Antonia Garvili's (Signature)

12/12/10 (Date)

Address

2000 E. 16th St. Austin, TX 78702

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 200 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2' 5").

I, IRACH S. BOLEU RODRIGUEZ (print name)

☒ Support the variance

☐ Am not in support or opposition of the variance

☐ Oppose the variance

IRACH S. BOLEU RODRIGUEZ (Signature)

01/11/11 (Date)

Address

2002 E. 16th ST

Austin, TX 78702

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, SUSAN WALLACE (print name)

- ☐ Support the variance
- ☒ Am not in support or opposition of the variance
- ☐ Oppose the variance

X [Signature] (Signature)

1.12.11 (Date)

Address

2012 E 16TH ST Austin, TX 78702

Variance Request

Adam Taliachich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Rachael Shannon (print name)

- ☒ Support the variance
- ☐ Am not in support or opposition of the variance
- ☐ Oppose the variance

X Rachael Shannon (Signature)

1/27/2011 (Date)

Address

2101 E 16th St Austin, TX 78702

Variance Request


Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Amenity Applewhite (print name)

☒ Support the variance (WIFE OF ADAM JONES)

☐ Am not in support or opposition of the variance

☐ Oppose the variance

X  (Signature)

12/12/2014 (Date)

Address

2009 E. 16th St Austin, TX 78702

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, J. Driggs (print name)



Support the variance



Am not in support or opposition of the variance



Oppose the variance

X

[Signature]

(Signature)

1-21-11 (Date)

Address

2007 E. 16th St

Austin, TX 78702

78768

(OWNER OF 2007 E. 16th ST)

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Michael Damal (print name)



Support the variance

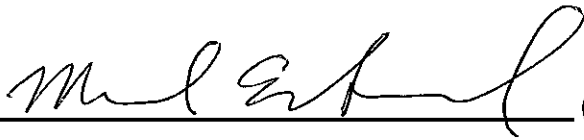


Am not in support or opposition of the variance



Oppose the variance

X



(Signature)

1-17-11 (Date)

Address owner of property at

2003 E 16th ST. Austin, TX 78702

home address, 3011 Cherrywood Rd AUSTIN TX 78722

I own the property directly affected by the detached workshop & I support the variance. The reduced setback does not adversely affect the use or value of my property.



Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Jake Gilleland (print name)

☒ Support the variance

☐ Am not in support or opposition of the variance

☐ Oppose the variance

X Jake Gilleland (Signature)

12-3-2010 (Date)

Address

1511 Poquito St. Austin, TX 78702

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Larry Harkrider (print name)

☒

Support the variance

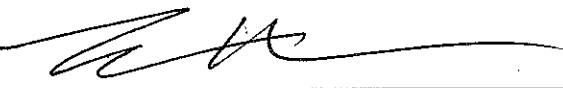
☐

Am not in support or opposition of the variance

☐

Oppose the variance

X



(Signature)

1/7/2011 (Date)

Address

1909 E 16th Austin, TX 78702

HARKRIDER@GMAIL.COM

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Krissa Harkrider (print name)



Support the variance



Am not in support or opposition of the variance



Oppose the variance

X Krissa Harkrider (Signature)

1/8/11 (Date)

Address


1909 EAST 16th Austin, TX 78702

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Leslie Geller (print name)

- ☒ Support the variance
☐ Am not in support or opposition of the variance
☐ Oppose the variance

X  (Signature)

2/17/11 (Date)

Address

1904 E. 14 street Austin, TX 78702

Variance Request

Adam Taliachich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Neal Turley and Gillen Toddone (print name)



Support the variance



Am not in support or opposition of the variance



Oppose the variance

X

Neal Turley

(Signature)

2/14/11 (Date)

Address

2002 E. 14th St.

Austin, TX 78702

Variance Request

Adam Taliachich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Frank Cheff (print name)



Support the variance



Am not in support or opposition of the variance



Oppose the variance

X

Frank Cheff

(Signature)

12/12/10 (Date)

Address

2004 E 14TH ST
9 (Directly Behind)

Austin, TX 78702

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Gary Price (print name)



Support the variance



Am not in support or opposition of the variance



Oppose the variance

X

A U U (Signature)

1-17-11 (Date)

Address

2006 East 14th St. Austin, TX 78702

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, NICHOLAS TRAGUS (print name)



Support the variance



Am not in support or opposition of the variance



Oppose the variance

X Nicholas Tragus (Signature)

12/12/10 (Date)

Address

2104 E. 14TH Austin, TX 78702

NTRAGUS @ HOTMAIL . COM

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, NOAH NEAL (print name)



Support the variance



Am not in support or opposition of the variance



Oppose the variance

X

Noah Neal

(Signature)

12/12/10 (Date)

Address

1306 ALAMO ST.

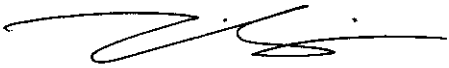
Austin, TX 78702

Variance Request

Adam Talianchich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Nicholas Samarin (print name)

- ☒ Support the variance
☐ Am not in support or opposition of the variance
☐ Oppose the variance

X  (Signature)

12-12-10 (Date)

Address

2007 E 14th St Austin, TX 78702

Variance Request

Adam Taliachich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Becki Meier (print name)



Support the variance



Am not in support or opposition of the variance



Oppose the variance

X

[Signature]

(Signature)

12.8.10 (Date)

Address

2007 E. 14th St.

Austin, TX 78702

Variance Request

Adam Taliachich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Lucile OTEMS (print name)

- ☒ Support the variance
- ☐ Am not in support or opposition of the variance
- ☐ Oppose the variance

X Lucile Otems (Signature)

2-17/11 (Date)

Address

2001 East 14th Austin, TX 78702

Variance Request

Adam Taliachich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, MICHAEL T. JOHNSON (print name)

- ☒ Support the variance
- ☐ Am not in support or opposition of the variance
- ☐ Oppose the variance

X  (Signature)

12/12 (Date)

Address

1908 E. 13TH St Austin, TX 78702

Variance Request

Adam Taliachich and Ashley Menger are requesting a variance from the City of Austin Board of Adjustments in order to reduce the side setback requirement for a detached workshop located at 2005 E. 16th St. They propose to reduce the side setback from five feet (5'-0") to two feet and five inches (2'-5").

I, Kay Lindquist (print name)



Support the variance



Am not in support or opposition of the variance



Oppose the variance

X



(Signature)

12/12/10 (Date)

Address

2002A E. 13th St.

Austin, TX 78702

2005 E. 16th STREET

VARIANCE REQUEST: EXPLANATION OF CIRCUMSTANCES

ADAM TALIANCHICH & ASHLEY MENGGER

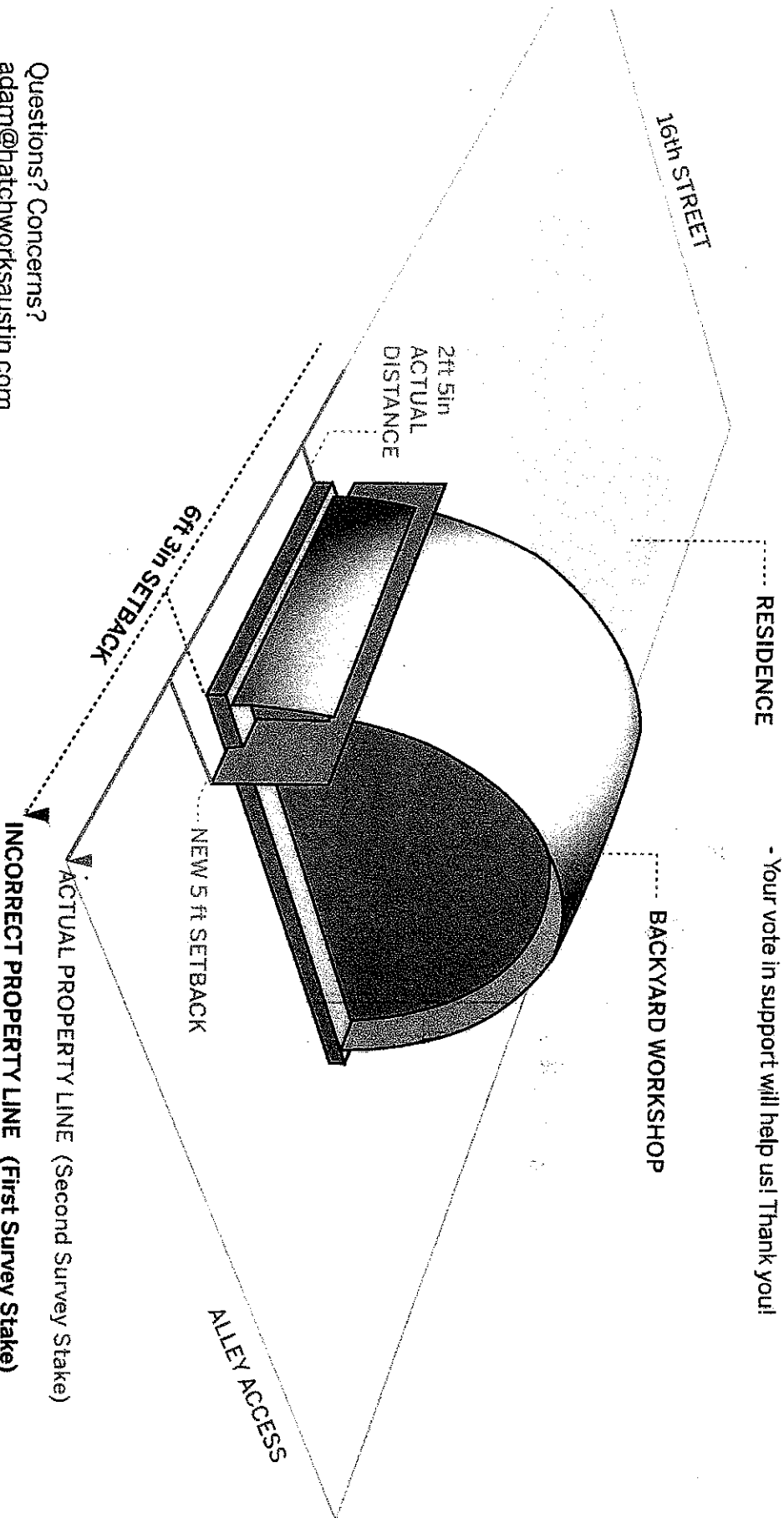
December 5, 2010

THE STORY

- City of Austin mandates a 5 ft sideyard setback
- We found the survey stake for the property line
- And set our structure back 6 ft 3in to be extra conservative

Months later....after construction,

- We discovered a second (correct) survey stake UNDER a tree root (!)
- The actual property line is now 4 ft closer than we thought
- Now our building is only 2ft 5in from the actual property line
- We need a Variance from the city
- Your vote in support will help us! Thank you!



Questions? Concerns?
adam@hatchworksAustin.com

Site Photos

The Tree Root

The surveyor cut through this tree root to find the second property marker, formerly hidden.



Both Property Markers

This picture shows that we have 2 legitimate looking property markers. However only the second one is truly legitimate.





